

PB# 71-3

Charles Catanzaro

CATANZARO, CHARLES 7-3

1



final site
1971



Oxford

STOCK No. 752 1/3

MADE IN U. S. A.

Date _____

Application No. 71-3

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name Charles & Ignazio Catanzaro

Address Rt 32

1. Owner of the property Charles & Ignazio Catanzaro

2. Location of the property Rt 32

3. Zone area Comm.

4. Nature of business office Bld.

5. Lot size: Front 100' Rear 125' Depth 222'-0"

6. Building setbacks: Front yard 55'-6" Rear yard 83'-0"
Side yards Left 16'-0" Right 24'-0"

7. Dimensions of new building _____

Addition 42 x 84

If addition, state front, side, rear of existing structure:

Front 55' side 24-58 rear 122

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Charles Catanzaro

APPLICATION is hereby made for the following:

Agenda: _____ Service: _____

✓ 1. Name Charles Catanzaro
Address 10 Willowparkway
Telephone Number 565-5009
Are you the owner of the property? YES

✓ 2. Briefly describe (or attach) intention and location of property:

3. PLANNING BOARD

✓ Site Plan Preliminary Meeting
_____ Subdivision Preliminary Meeting
_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map
_____ Variance (Notify P/B - Plans if necessary)
_____ Informational Meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site Plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: _____

(APPLICANT)

New Mont. Benda Inc.

565-8808

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____ Subdivision _____

as submitted by _____ Charles Catanzaro _____ Office Building _____

for the building or subdivision of _____ Same _____

has been reviewed by me and is approved Yes disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

State, County, Town

WATER SUPERINTENDENT

Robert Craig

SANITARY SUPERINTENDENT

SIDNEY L. HOROWITZ, C. E.

LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR

ESTIMATES
PLANS SPECIFICATIONS
SITE DEVELOPMENT

12 FRANKLIN AVE.
MONTICELLO, N. Y. 12701
TEL. 794-4882

DESCRIPTION

Drainage Easement to be conveyed to Town of New Windsor.

Beginning at a point at the intersection of the westerly line of lands of Michael J. & Roberta Cimorelli with the southerly line of lands of Ignazio and Charles Catanzaro, thence along said southerly line of Catanzaro, $N48^{\circ}-37'W$, 10.0', to a point, thence through the lands of Catanzaro $N41^{\circ}-23'E$, 124.13', to a point, thence $S55^{\circ}-06'-40"E$, 10.06', to a point, thence $S41^{\circ}-23'W$, 125.27', to the point and place of beginning, being a drainage easement 10' in width.

SIDNEY L. HOROWITZ, C. E.

LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR

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MONTICELLO, N. Y. 12701
TEL. 794-4882

23 June 1971

Town of New Windsor Planning Board
Town of New Windsor, N.Y.

Gentlemen:

This report is submitted in connection with design of storm drainage for Office Building site proposed by Ignazio and Charles Catanzaro on N.Y.S. Route 32, Town of New Windsor, N.Y. Existing water shed area consists of 5,000 S.F. to the west contributory to drainage system of N.Y.S. Route 32 and 20,806 S.F. to the east into proposed drainage easement to be conveyed to Town of New Windsor.

Upon construction of proposed office building, water shed area will consist of 9,428 S.F. to the existing highway drainage system and 16,378 S.F. to the proposed drainage easement, a decrease in water shed area to the drainage easement of approximately 4,400 S.F. This decrease in water shed area will more than compensate for the slightly increased run-off due to paving of the proposed parking lot.

I, therefore, consider the design indicated on the site plan adequate for storm drainage purposes.

Very truly yours,


SIDNEY L. HOROWITZ, C.E.

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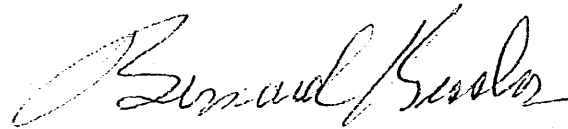
8/8/73

July 13, 1973

Town Board of New Windsor

Re: Route 32 - Drainage & Screening (Letter of 6/13/1973)

On Wednesday, July 11, Mr. Collett and I reviewed the Catanzaro Pet Shop site with respect to giving a Certificate of Occupancy to the addition. It is our opinion that the C. of O. should not be withheld based on the work remaining to be done. The opaque fencing is on order. As far as the drainage is concerned, it would not be good practice to install the swale as designed at present since there is no outlet for the water flow. I reviewed the drainage design done for this area by Kartiganer Engineer's and find it adequate. However, the design calculations are based on a full drainage system with all easements completed and with a new outlet to Lannis Ave. Until the Town is prepared to obtain the remaining easements and construct the additional outlet, no further work should be done along Route 32, (other than taking easements), since this will only create ponding areas.



CC: Planning Board
H. Collett, BI



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

6 August 1973

8/8/73

Sidney L. Horowitz, C.E.
12 Franklin Avenue
Monticello, New York 12701

Re: Lands of Cantanzaro, Route 32,
New Windsor, New York

Dear Mr. Horowitz:

Enclosed, please find copy of description of drainage easement that was to be conveyed to the Town of New Windsor by Mr. Cantanzaro some time around July 14, 1971. I understand that this easement has not as yet been conveyed. I ask, therefore, that you kindly advise whether or not you have any such conveyance in your possession, as the Town has requested that this easement be properly recorded. In the event you do not have any such conveyance, would you kindly advise as to any information you might have regarding the whereabouts of Mr. Cantanzaro or his attorney, in order that I may pursue this matter further.

Thanking you for your cooperation, I remain

Very truly yours,

AGA/rf
enc:

ANTHONY G. AUSTRIA JR.,
Attorney for the
Planning Board

cc: Mr. Theodore Marsden
Mr. Joseph Tallarico

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

Town of New Windsor Planning Board

Re: Proposed Office Building - I. & C. Catanzaro

Site Investigation June 2, 1971

Comments related to Zoning Ordinance

48-34B (3) (d) Change rear parking lot to obtain more
spaces and to provide larger green area to
rear property line.

48-34B (3) (e) Indicate proposed sewer connection.

(f) Indicate proposed outdoor lighting.

(g) Indicate proposed screening, particularly
at rear property line.

Bernard Kessler



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

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24
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Leonardo, Catherina
19 Prospect Street
Newburgh, New York

Spencer, Henry A. & Mary C.
24 Truex Dr.
New Windsor, N.Y.

Marshall, Maria
Vails Gate, New York
(Box 68)

Kinsley, John E. & Mary E.
26 Truex Dr.
New Windsor, N.Y.

Christopian, Frank
Box 202
Vails Gate, New York

Villa, Frank J. & Margaret I.
17 Haight Dr.
New Windsor, N.Y.

Fischer, Milton
1 Blooming Grove Tpke.
New Windsor, New York

McCauley, J.M.
15 Haight Dr.
New Windsor, N.Y.

Mangini, Anthony & Rose
319 58th Street
Brooklyn 20, N.Y.

Ettinger, Howard W. & Sarah P.
Box 64
Vails Gate, N.Y.

Siano, Michael J. & Carolyn
Vails Gate N.Y.

Simmons-Vails Gate Plaza Inc.
P.O. Box 65
Saugeties, N.Y. 12477

Dimiceli, Anthony J. & Vincenza V.
P.O. Box 283
Vails Gate, N.Y.

Hobin, Arthur
Box 235
Vails Gate, N.Y.

Carioni, Frank & Mauro &
Mascil, Nicola & Marim
P.O. Box 4
Vails Gate, N.Y.

Satterly, Staurot & Son Inc.
R.D.#2 Riley Rd.
New Windsor, N.Y.

Mageau, Leo F. & Gladys V.
20 Truex Dr.
New Windsor, N.Y.

Central Hudson Gas and Electric Corp.
c/o Tax Agent South Rd.
Poughkeepsie, N.Y.

Arseneault, Louis E. & Mary B.
22 Truex Dr.
New Windsor, N.Y.

Marshall, Nicholas C.
Vails Gate, N.Y.

Casaccio, Paul & Virginia
R.D.#4 Adler Dr.
Cornwall, N.Y.

Primavera, Joseph A. & Robert
Vails Gate, N.Y.

Getty Oil Company
660 Madison Ave.
New York, N.Y.

Temple Hill Sales Inc.
13 Starrow Dr.
c/o Schoonmaker Bros, Inc.
Newburgh, N.Y.

Olympia, Peter M.
16 Russell Rd.
Newburgh, N.Y.

Grefe, Frank H. & Theresa M.
Vails Gate, N.Y.

Weber, George A. & Olive B.
Vails Gate, N.Y.

Trevorah, Edward
Box 32
Vails Gate, N.Y.

General Electric Pension Trust Trustees
c/o Atlantic Ref. Co.
260 South Rd.
Philadelphia, Penn.

Cacciatore, Carmine J.
325 So Ocean Ave.
Freeport, Long Island, N.Y.

Academy Terminal Corporation
90 Main St.
Highland Falls, N.Y.

Boneri, Concetta
Vails Gate, N.Y.

Simonson, Richard & Helen
Vails Gate, N.Y.

Brewer, Robert
Vails Gate, N.Y.

Brewer, Wilbur
Vails Gate, N.Y.

Curry, Virginia
Vails Gate, N.Y.

Brewer, Walter
Vails Gate, N.Y.

Brewer, Ruby Mae
Vails Gate, N.Y.

McMillen, Mary
Vails Gate, N.Y.

Brewer, Helen & Ida Mae & Michael
Vails Gate, N.Y.

Deyo, Beatrice
Vails Gate, N.Y.

Pushman, Albert Jr. & William
Rte. 32
Vails Gate, N.Y.

Pushman, Albert & Josephine
Vails Gate, N.Y.

Pushman, William J. & Marion L.
Rte. 32
Vails Gate, N.Y.

Carione, John & Louise 333
333 Blooming Grove Tpke.
New Windsor, N.Y.

Dahlin, Raymond G. & Jean M.
Box 508
Vails Gate, N.Y.

